

From: James Caruso
Sent: Monday, August 15, 2016 8:18 AM
To: Ramona Hedges
Subject: Fw: re-HDFT Investment-Vesting TRact Map-new hearing for aug 25th

Importance: High

a letter on the HDFT Investment project 8-25-16.

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From: Sylvia Pearson <spearson@hiddenvilla.com>
Sent: Monday, August 15, 2016 6:47 AM
To: James Caruso
Subject: re-HDFT Investment-Vesting TRact Map-new hearing for aug 25th

Concerns from 96 San Antonia---
August 22, 2016

- 1- SLO County is in a drought mode-there should be a "NO BUILDING MORATORIUM"-so how were the water rights acquired?
- 2- Height of the proposed structure will dramatically block my current view of town, mountain and beach area-which in effect will severely devalue my property and some surrounding residences immensely
- 3- Height and additional planned roof sundecks where umbrellas and other patio furniture would be placed will FURTHER exceed the 25' limit-perhaps the underground parking could be eliminated, lower the building and put the decks on the back of the structures as opposed to the top of the units.
- 4- Need to define 25' reference point by superimposing the proposed structure against the 96 San Antonia St structure-height will impact privacy issues
- 5- Design aesthetics of proposed structure NOT compatible to existing homes in surrounding original blocks of Avila-detracting from the "rustic beach ambiance" of Avila

Respectfully Submitted,

96 San Antonia, Avila Beach
Sylvia Pearson

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